# Landlord and Tenant Find Settlement of Disputes Easy When Mayor's Rent Committee Irons Out Differences Due to Housing Shortage

Give-and-Take Policy Has Worked Wonderfullyin Many Cases; 100,000 Owners and Renters Have Been Before the Committee With Troubles Since Last January

The rent situation has driven New Perror is already visible in the faces and in the manners of many folks who crowd the municipal courts or come to the Mayor's Committee on Rent Profiteering for advice and guidance. Petty annoyances, mystifying legal threats of eviction, demands or much higher rentals, have so dis-Arthur W. J. Hilly, chairman of the committee; Junius Pendelton Wilson, chief counsel for the committee; exsenator Torborg, Julius Applebaum and others able to make these people realize that the landlord cannot do all that he says he will; that the law surbs him, and that there is nothing to fear when the matter comes into

east corner of 129th Street.



EX-SENATOR HERMAN H. TORBORG ASSISTANT CORPORATION COUNSEL

by the Mayor's committee. It is a non-partisan, quasi-public body, organized by the Mayor to help relieve a situa-tion which is the most distressing in the history of New York.

Works as Peacemaker

surbs him, and that there is nothing to fear when the matter comes into court.

Foreign born citizens, especially those who hail from the southern countries of Europe, are particularly excited and cannot understand the justice of laws which will not permit them to live in peace and contentment when they are willing to pay rent and are good tenants.

"I no can understand, Mr. Judge," said an old Italian, who by appearance is good citizen, to Mr. Wilson.

"I pay rent every month, make no noise, keep my house clean. Landlord say get out. No one can find place to move. Signora and bambino no can go. No want bambino, no want dago. Get out. America good no more."

The affair is a great mystery to folks from this old fellow's country. He has become so frantic that he cannot be contented. No assurance will satisfy him that the men who will judge his case when it comes into court know of the hardships he has endured; know how scarce are living quarters, or are aware of the disgrace-



MR WILSON HEARING LANDLORDS and TENANTS, - MR WILSON IS TELLING & LANDLORD HE CAN'T HAVE







Faith in Laws and Mankind Badly Shattered by Un. precedented Condi. tions; "America No Good Place," Says Italian Who Cannot Get Home for Bambina and Signora

under discussion.

"Six weeks ago boss, this landlerd take away my bath tub. No bring back. Twenty times I been to his office and every time bath tub come to-morrow. Hot weather and no can get cold."

Ilis recital of his bath tub troubles brought a smile to the faces of all except the Italian who could not see any humor in being prevented from taking a bath for a whole month in he weather. He told the landlord he would not pay any more rect until he would not pay any more rect until he

one," retorted the Italian, who showed in no mistakable manner that he had stood enough abuse and that his landlord wanted too much rent for what he had to offer in return.

The climax came when Mr. Wilson suggested that \$5 be the limit of the increase. The landlord said that he would be satisfied with that amount. The tenants admitted that though it was a concession, what they wanted was a rent schedule lower than that which they were paying, one that would agree with rentals for similar accommodations in the block. They agreed however, to the increase of \$5 and were given leases for an entire year at that figure. In the leases Mr. Wilson inserted that Mr. Landlord was to make the repairs which the tenants

Joseph Friedman bought from Isaac Cuban Physician Buys Flathouse

Ryan & Co. sold for Jacobs & Livingston, representing the S. W. L. Realty Company, Inc., the five-story tenement house at 232 West 120th Street, held at \$35,000. The buyer is Dr. Isidor Perez Martinez, of Havana, Caba Meyer the three-story residence, 20x 100.11, at 2181 Seventh Avenue, north-Judge Edward E. McCall, trustee for

Juge Edward E. McCall, trustee for the Minor estate, sold 66 West 131st Dr. 1s Street, a three-story and basement dwelling, on lot 16.8x100. The new owner will occupy.

James Wood and another sold to Catherine and Elizabeth Bagot, Alice of A J. Harris and Mary J. B. Engelmann the four-story dwelling 714 St. Nicholas Avenue 21x100.

in Big Demand; Buyers
Found for Dwellings
in Older Localities

The Major Realty Company, Everett
J. Esselstyn, president, sold the threestory dwelling at 248 West 11th Street,
18.9x100, to Mrs. Matilda Marriott, the
tenant.

Nathan Lamport sold to Morris
Braun for investment 1501 and 1503
Madison Avenue, southeast corner of
103d Street, a six-story new-law
house, on plot 50x100.
Dorothy Golden sold the five-story
flathouse at 111 West Sixty-eighth
Street, 20.6x100.5, to the 111 West
Sixty-eighth Street Corporation.
John Finck sold for Lillian 1. Amourous the five-story apartment house
at 134 West Ninety-sixth Street, 25x
100.

Fifth Avenue will not have the palatial theater promised by George Backer,
because he will not be permitted to
build it. The Building Department has
refused to approve Mr. Backer's plans
for a theater attached to the tall commorcial structure he proposed for the
old Whitney home property, at the
southwest corner of
least the street of the use appealing from the decision of the

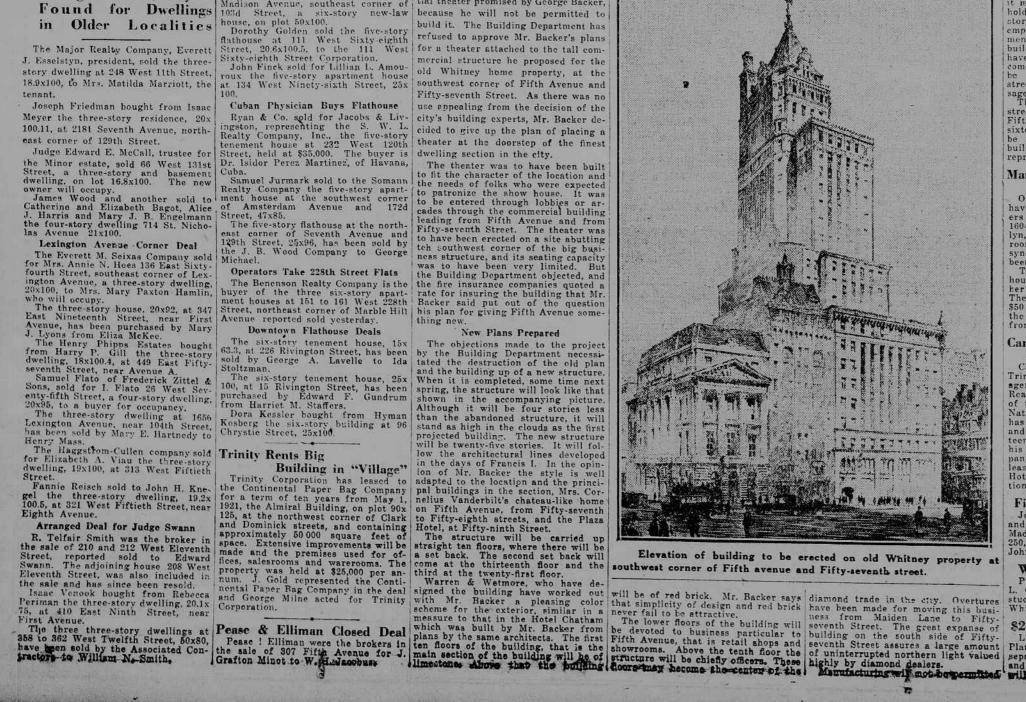
Street, held at \$35,000. The buyer is Dr. Isidor Perez Martinez, of Havana, Cuba.

Samuel Jurmark sold to the Somann Realty Company the five-story apartment house at the southwest corner of Amsterdam Avenue and 172d Street, 47x85.

The five-story flathouse at the northeast corner of Seventh Avenue and 183th Street, 25x96, has been gold by the J. B. Wood Company to George Michael.

Operators Take 228th Street Flats

The Benenson Realty Company is the



in this building, no matter how limited it may be. On the site which was to hold the theater will be creeted a six-story building 100x100 to house the employees attached to the establishments having showrooms in the main building. The diamond interests would have their workshops there if they come to Fifth Avenue. An arcade will be run through the building from street to street connecting with a passageway from Fifth Avenue.

There will be ten stores along the street section of the arcade. On the Fifth Avenue arcade will be a bank of sixteen elevators, nine of which will be for the use of passengers. The buildings and the land they will cover represent an investment of \$10,000,000.

Many Want to Live and Own

A Flat in Brooklyn House

ers of the Dorchester Apartment at 1604 to 1610 Bedford Avenue, Brook-lyn, since it was announced there was room for others in the tenant-owner

room for others in the tenant-owner syndicate. The cooperative idea has been popular in Brooklyn.

The Dorchester is a sixteen-family house and under the plan a group of her tenants will operate the apartment. The tenant-owners will pay from \$40 to \$50 a month for the first year. During the sixth year the charge will range from \$5.85 to \$7.30 a month.

Carl A. Leasenfeld Joins National City Co. as Realtor

National City Co. as Realtor Carl A. Leasenfeld, secretary of the Trinity Buildings Corporation and manager of the Trinity and United States Realty buildings, has joined the staff of the real estate department of the National City Company. Mr. Lasenfeld has been with the United States Realty and Improvement Company for fourteen years, and will hereafter devote his time to the National City Company's realty interests. narticularly the leasing of the remodeled Manhattan Hotel, which will be known as the National City Building.

Finds Home at Madison, N. J. Joseph V. Keating sold for Patrick and Catherine Manning property at Madison, N. J., containing a lot 50x 250, a ten-room dwelling thereon, to John C. Notte.

JULIUS APPEL BAUM COUNSEL LO COMMITTEE

Several Well Known Concerns Reserve Space in World's Big Structure No ear Grand Central Majo, S. Fullerton Weaver, prestation, which is to erect the world's greatest cooperative office building on a site of three blocks in the Grand Central section, announced yesterday that \$1,426,000 worth of space had been purchased in the last four weeks from the plans of his building. The concerns which have joined New York's big cooperative scheme are well known in the commercial field—in fact, they might be called leaders in their spective lines. Major Weaver said that since the proprietory leases everting this large amount of space had not been signed that he could not yet lines which he world in the divindadisty of the concerns which have joined New York will be called leaders in their spective lines. Major Weaver said that since the proprietory leases everting this large amount of space had not been signed that he could not yet lines are more than the world, is to be erected and held along the world of the commercial field—in fact, they might be called leaders in their spective lines. Major Weaver will not be signed that one of the commercial field—in fact, they might be called leaders in their spective lines. Major Weaver will not be signed that one of the commercial field—in fact, they might be called leaders in their specific of the commercial field—in fact, they might be called leaders in their specific of the concerns and the signed that since the proprietory lease sover in ghis large amount of space had not been signed that he could not yet lines are proposed to the concerns and the signed that since the proprietory lease sover in the propose of the search of the search

est Bidder Next Saturday

The Duryea Camp, on Blue Mountain
Lake in the Adirondacks will be sold at
auction on August 26, by Joseph P.
Day on the premises.

White Plains Dwelling Sold
Prince & Ripley have sold for Mrs.
L. C. Renson, of Mount Kisco, her
stucco residence at 16 Woodland Place,
White Plains, N. Y.

\$25,000 Houses at Plandome
L'Ecluse, Washburn & Co. sold at
Plandome, on Manhasset Bay two
separate plots to G. Harry Jackson
and Cuthbert F. Powell. Both buyers

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auction on August 26, by Joseph P.
Day on the premises.

The property comprises about 266
acres and ten buildings, including
lodges, camp buildings, barns and open
camps, and has a large frontage on
Racquette Lake. It is about 280 miles
from New York via The State Road
through Albany, Saratega, Lake George
and North River; and fourteen miles
by water from the New York Central
station at Raquette Lake. The land is
heavily wooded with soft and hard timber. The buildings on the property
were erected some years ago at a cost
from the York Central
and Cuthbert F. Powell. Both buyers
were erected some years ago at a cost
from the New York Central
build homes coating 25000 exch